

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.

www.woodlands-estates.co.uk

To view this property please call 01737 771777

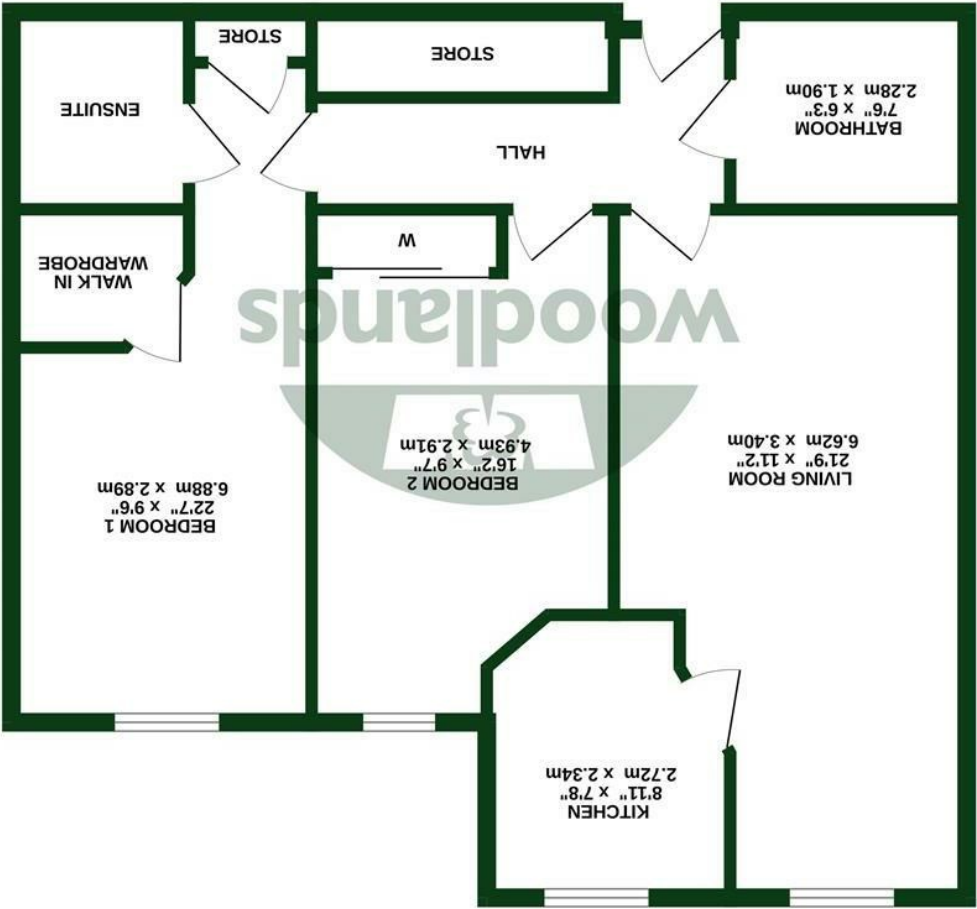


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FIRST FLOOR  
758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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20 Colebrooke Lodge Prices Lane, Reigate, Surrey, RH2 8EE  
£573,950 Leasehold

HOME EXCHANGE OR TAILOR MADE MOVING PACKAGES AVAILABLE  
Colebrooke Lodge is a new development of 31 one and two bedroom retirement apartments. Well-located within easy access of many shops and amenities.  
Standard Features:  
All apartments are self-contained with their own front door, but with a communal Owners' Lounge where you can meet up with like-minded neighbours or join in with one of the regular social events.  
All apartments are fitted with a 24-hour call centre support system, video door entry system and an intruder alarm as standard providing you and your family with peace of mind. A Lodge Manager is responsible for the effective and smooth running of the development.  
Each development has a free car park and beautifully landscaped gardens which are maintained on your behalf.  
Kitchens are tiled with colour-coordinated worktops and come fully fitted with a waist-height oven, hob and upright fridge/freezer as standard. Shower rooms feature low-level shower trays and easy turn taps. Two bedroom apartments feature a separate WC or an en-suite.  
Service Charges - We understand that the ongoing cost of running your new apartment is an important factor to consider when deciding to purchase a Churchill apartment, here's some key Service Charge benefits:

- Downsizing from a 3 bed house to a 2 bed apartment could save on average over £2,300\* per year, a potential saving of around 15% on bills, renewable technologies to supply hot water and heating to reduce electricity bills, we also insulate our developments to a very high standard, the need to turn the heating on is kept to a minimum, owners are consulted annually, we always aim to keep the cost as low as possible.

Tailor made moving packages\* available worth thousands which could include contribution towards:  
\* estate agents fees \* stamp duty \* legal fees \* downsizing service \* service charge  
\*These fantastic offers are available for a limited time only when you complete on or before Friday 15th March T&Cs apply

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|---|--|
| ■ TAILOR MADE MOVING PACKAGES AVAILABLE                         | ■ FRIENDLY LODGE MANAGER ON HAND                                     |
| ■ LOW MAINTENANCE LIFESTYLE                                     | ■ SOCIAL EVENTS SCHEDULE   |
| ■ LANDSCAPED COMMUNAL GARDENS                                   | ■ ENERGY EFFICIENT APPLIANCES  |
| ■ GUEST SUITE FOR FRIENDS AND FAMILY                            | ■ ASK ABOUT HOME EXCHANGE  |
| ■ DEDICATED CHURCHILL SALES & LETTINGS TEAM FOR RE-SALE SUPPORT | ■ APARTMENTS CAN BE RETAINED FOR LONGER TERM RENTALS – AGE DEPENDENT |



**ROOM DIMENSIONS:**  
**FRONT DOOR**  
**ENTRANCE HALL**  
**LARGE STORE CUPBOARD**  
**LIVING ROOM**  
21'9 x 11'2 (6.63m x 3.40m)  
**KITCHEN**  
8'11 x 7'8 (2.72m x 2.34m)  
**BEDROOM ONE**  
22'7 x 9'6 (6.88m x 2.90m)  
**ENSUITE SHOWER ROOM**  
**WALK IN WARDROBE**  
6'9 x 5'7 (2.06m x 1.70m)  
**BEDROOM TWO**  
16'2 x 9'7 (4.93m x 2.92m)  
**SHOWER ROOM**  
7'6 x 6'3 (2.29m x 1.91m)  
**ELECTRIC HEATING**  
**DOUBLE GLAZED WINDOWS**  
**COMMUNAL GARDENS**  
**COMMUNAL PARKING**  
**LEASE: 999 YEARS FROM DECEMBER 2020**  
**GROUND RENT: £625 PER ANNUM**  
**SERVICE CHARGE: £5,466.87 PER ANNUM**

